

**MARYLAND HISTORICAL TRUST  
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ☐  
no ☐

Property Name: 1105-21 North Dallas Street Inventory Number: B-4655  
Address: 1105-21 North Dallas Street City: Baltimore Zip Code: 21213  
County: Baltimore City USGS Topographic Map: Baltimore City East  
Owner: Baltimore City and others Is the property being evaluated a district? ☐ yes  
Tax Parcel Number: \_\_\_\_\_ Tax Map Number: \_\_\_\_\_ Tax Account ID Number: \_\_\_\_\_  
Project: TRF/BUILD Community Legacy Funds Agency: Baltimore City DHCD  
Site visit by MHT Staff: ☒ no ☐ yes Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Is the property located within a historic district? ☒ yes ☐ no

*If the property is within a district*

District Inventory Number: B - 1395

NR-listed district ☒ yes Eligible district ☐ yes District Name: Old East Baltimore N. R. District

Preparer's Recommendation: Contributing resource ☐ yes ☒ no Non-contributing but eligible in another context ☐

*If the property is not within a district (or the property is a district)*

Preparer's Recommendation: Eligible ☐ yes ☐ no

Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ None

Documentation on the property/district is presented in:

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

**FORMAL DETERMINATION:**

1105-1121 N. Dallas Street consists of nine two-story Italianate alley houses approximately 11 feet wide. These properties were determined contributing structures to the Old East Baltimore National Register Historic District B-1395, meeting criterion C (prepared in 2005 and listed in 12/2006). According to the National Register nomination form, these houses were constructed in 1870 by John J. Forrester, a local Baltimore builder.

**CURRENT CONDITIONS:**

In May of 2009, CHAP staff along with Courtney League, project manager for The Reinvestment Fund (TRF), surveyed the properties, which resulted in the following analysis:

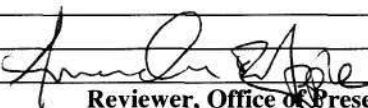
- All windows and doors on the primary facades are broken, missing, or have been replaced with non historic material;
- Cornices of all but 1119 and 1121 appear to have been rebuilt. All houses were built at the same time by the same builder, which would have used the same ornamentation for all cornices. In addition, close examination suggests that the cornices of 1105-1117 have awkward proportions derived from standard-made trim.

**MARYLAND HISTORICAL TRUST REVIEW**

Eligibility recommended ☐ Eligibility not recommended ☒

Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ None

Comments: \_\_\_\_\_



Reviewer, Office of Preservation Services

12/29/09

Date

Reviewer, NR Program

Date

200902920

**MARYLAND HISTORICAL TRUST  
NR-ELIBILITY REVIEW FORM**

Continuation Sheet No. 1

B-4655

- The vast majority of historic windows and doors in the rear have been replaced or are missing;
- The majority of steps have been replaced with concrete steps or are removed or displaced;
- Rear additions and rear facades lack historic features and appear structurally unstable;
- 1121 side façade has bowed significantly, indicating structure damage;
- The corner of the side and front facades of 1121 has collapsed;
- Aerial photographs from 2006 show that the roofs of 1109, 1115, and 1117 have collapsed, indicating extreme exposure to elements that cause rapid deterioration of the structures' integrity which, in turn, leads to whole or partial demolition of the structure.
- 1105-1111 South (I believe this is North Dallas) Dallas Street have significant fire damage, which will result in whole or partial demolition;
- Interiors of at least seven structures (1105-11, 1115-17, and 1121) have been open to the weather for at least a year and some for several years. This suggests significant loss of interior historic fabric;
- Significant settling of the sidewalk in front of the structure suggests water damage resulting in structural damage to the row;
- 1105 Dallas Street side façade has bowed, indicating significant structure damage.

After this initial assessment, CHAP staff believes that *at least seven out of nine rowhouses* will require whole or partial demolition resulting in removing most of the historic materials. In addition all nine rowhouses have lost all their windows, doors, and front steps.

**EVALUATION OF HISTORIC INTEGRITY:**

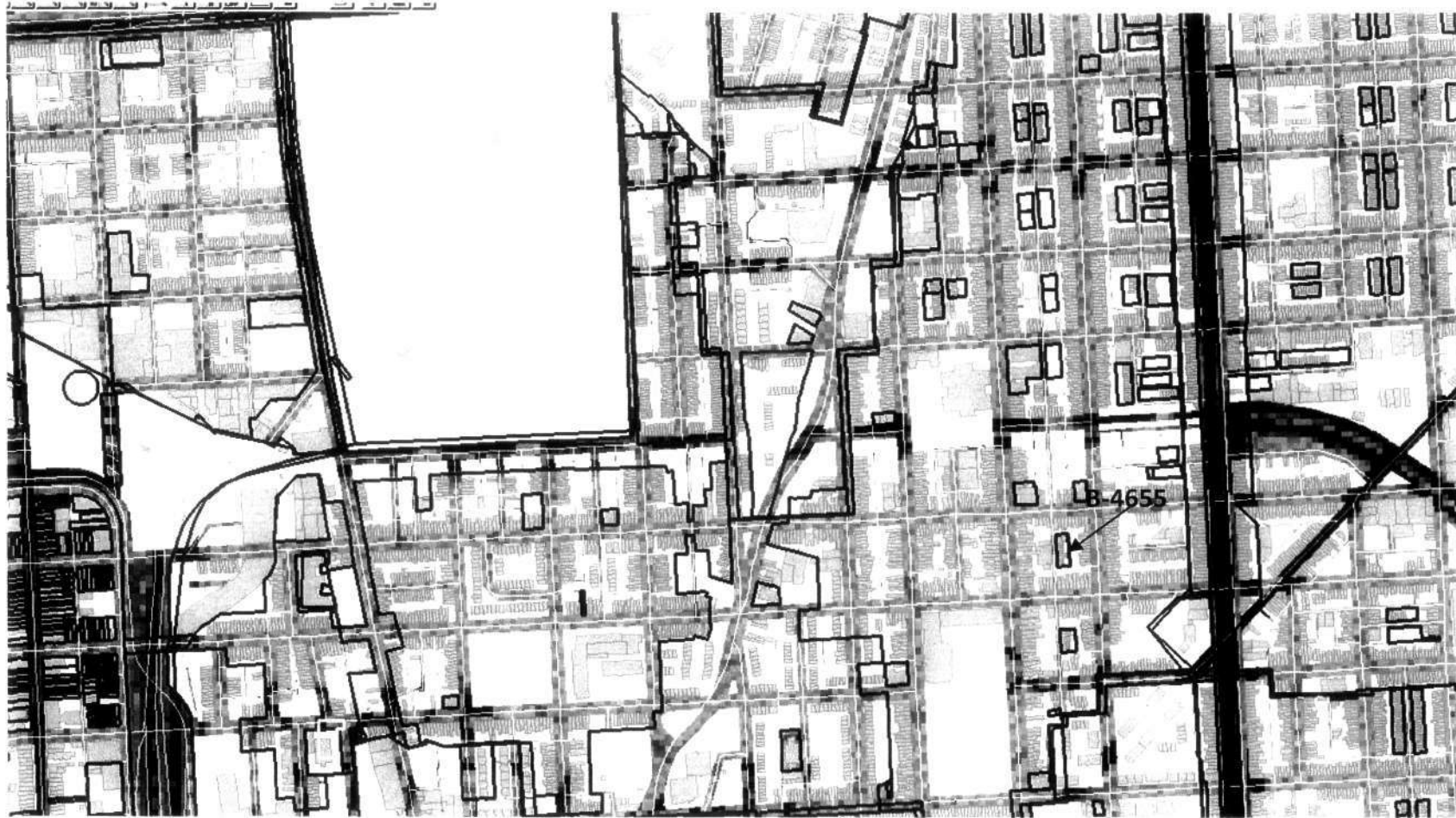
In pursuing this determination, CHAP staff addressed all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association (*National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*). CHAP staff's analysis is as follows:

1. Location: These properties retain this aspect of integrity;
2. Design: Although the rears of these properties have changed significantly, these structures only retain their fenestration and massing.
3. Setting: The setting for the 1100 block of North Dallas Street has changed. Curbing, sidewalks, and utility lines and poles have been added. The west side of Dallas Street has been greatly altered by demolishing buildings, adding non historic rear additions that face Dallas Street, intrusion of significant vegetation and loss of native vegetation, and the removal of fencing. Loss of historic windows, doors, steps, and cornice detailing greatly compromise the setting.
4. Materials: the materials are either missing or significantly deteriorated. Windows and doors are missing, cornice detailing may not be historic, brick walls are bowing and some have collapsed, steps have been replaced with nonhistoric materials, significant water damage has most likely destroyed most of the interiors, and fire damage to 1105-1111 will require either complete demolition or removal of most historic fabric.
5. Workmanship: because the materials are in such deteriorated condition, workmanship has also been destroyed.
6. Feeling: The deteriorated nature of the block has eliminated the block's aesthetic and historic "sense."
7. Association: These properties do not provide a "direct link between an important historic event or person."

Six out of seven aspects of integrity have been greatly compromised. CHAP staff believes these structures have lost historic integrity and, therefore, do not continue to the Old East Baltimore National Register historic district.


Prepared by: Eric Holcomb

Date Prepared: 9/7/2009



1105-21 North Dallas Street  
B-4655


*Baltimore East Quad*

A black and white photograph of a two-story dark brick building. The building appears to be abandoned or under renovation. There are four rectangular openings: two on the second floor and two on the first floor. The two openings on the first floor are covered with vertical plywood boards. The left plywood board has the address '1105' and a 'NO TRESPASSING' sign. The right plywood board has a decorative design. The second-floor openings are dark, suggesting they are also boarded up or broken. A concrete step leads to the left first-floor opening. Trees and foliage are visible around the building.

1105

NO TRESPASSING  
PRIVATE  
PROPERTY  
NO LOITERING





1109

NO TRESPASSING  
PRIVATE  
PROPERTY  
NO LOITERING

361<1107 N. Dal. 417>005 @ HD.  
3625 003 N N N N --- 2071.8/100.0

B-4655

~~B-1395~~

1105 - 21 N. Dallas Street

1107 N. Dallas Street

Baltimore City, MD

Steve Bruno

9/25/2009

MD SHPO

Front Facade West Elevation

2 of 9





1102

NO TRESPASSING  
PRIVATE  
PROPERTY  
NO LOADING

11

NO TRESPASSING  
PRIVATE  
PROPERTY  
NO LOADING

RIDGE



361<1109 N Dall. 4113 BOC @ HD  
6625 009 N N N 1 2071.8/100.9

B-4655

~~B-1395~~

1105 - 1121 N. Dallas Street  
1109 - N. Dallas Street  
Baltimore City, MD

Steve Bundo

9/25/2009

MD SHPO

Front Facade West Elevation

3 of 9



1111

NO TRESPASSING  
PRIVATE  
PROPERTY  
NO LOITERING

SG1 < 1111 N. Del. 414 > 008 (M) HD.  
6625 009 N N N --- Z071.8/100.0

B-4655

~~B-1395~~

1105-21 N. Dallas Street

1103 - E. N. Dallas Street

Baltimore City, MD

Steve Bruno

9/25/2009

MD SHPO

Front Facade West Elevation

4 of 9



SG1<1113 N. Del.414>009 @HD  
6625 009 N N N-----Z071.8/100.0

B-4655

~~B-1395~~

1105-21 N. Dallas Street

1113 N. Dallas Street

Baltimore City, MD

Steve Bruno

9/25/2009

MD SHPO

MD SATC  
Front Facade West Elevation

5 of 9









1117

B-4655

~~B-1395~~

1117 N. Dallas street

Steve Bruno

$$MD \text{ SHPO}$$

7 of 9



1119

NO TRESPASSING  
PRIVATE  
PROPERTY  
P. LANTIER

B-4655

1105 - 21 N. Dallas Street

1119 N. Dallas Street

Baltimore City, MD

Steve Bruno

9/25/2009

MD SHPO

FRONT Facade West elevation

8 of 9



SGI C1121 N. Dal. 1.41 > 018 @ HD  
6625 009 N N N-2 2071.8/100.0

B-4655

~~B-1395~~

1105 - 21 N. Dallas Street

1121 N. Dallas Street

Baltimore City, MD

Steve Bruno

9/25/2009

MD SHPO

Front Facade West Elevation

9 of 9

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

B-  
Survey No. 4655

### 1. Name

Historic 1105-1121 North Dallas Street  
and / common

### 2. Location

street & number 1105-1121 North Dallas Street  
city, town Baltimore  
state & zip code Maryland 21205 county

### 3. Classification

#### Category

☐ district  
☒ building(s)  
☐ structure  
☐ site  
☐ object

#### Ownership

☐ public  
☒ private  
☐ both  
**Public Acquisition**  
☐ in process  
☐ being considered  
☐ not applicable

#### Status

☒ occupied  
☐ unoccupied  
☐ work in progress  
**Accessible**  
☒ yes: restricted  
☐ yes: unrestricted  
☐ no

#### Present Use

☐ agriculture  
☐ commercial  
☐ educational  
☐ entertainment  
☐ government  
☐ industrial  
☐ military  
☐ museum  
☐ park  
☒ private residence  
☐ religious  
☐ scientific  
☐ transportation  
☐ other:

### 4. Owner of Property

name  
street & number telephone  
city, town state & zip code

### 5. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore City Land Records liber  
street & number Clarence Mitchell Courthouse folio  
city, town Baltimore State Maryland

### 6. Representation in Existing Historical Surveys

title  
date federal state county local  
☐ depository for survey records  
city, town state & zip code



## 7. Description

### Condition

☐ excellent  
☐ good  
☐ fair

☐ deteriorated  
☐ ruins  
☐ unexposed

### Check One

☐ unaltered  
☒ altered

### Check One

☒ original site  
☐ moved:  
date of move: \_\_\_\_\_

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

This row of nine two-story, two-bay wide houses early Italianate-style brick houses with shed roofs and simple bracketed cornices were built in 1870 by John J. Forester and L. Morris, local builders who also built the seven three-story houses on the lower half of the west side of Bond St., the three-story houses on the north side of Chase St., and the five houses on the south side of Biddle St., just east of Dallas. All of the houses retain their original painted brick facades although colors have been changed over the years.

The houses are two stories in height, 11' wide (the southernmost house is 12' wide) and occupy lots 75' deep. Each house is three small rooms deep and there is no back building. The houses are constructed in running bond and were originally painted and striped. Each house has a single hooded chimney located at the rear corner of the house. The shed roofs are capped by a continuous wooden cornice consisting of a crown molding supported by simple grooved scroll-sawn brackets, acting as modillions, set above a plain wooden frieze area.

The tall, narrow window and door openings have flat wood lintels and sills. Several of the original 4/4 sash survive. Doorways show a variety of replacement doors and single light transoms. The houses sit on low basements, lit by single and double-light sashes. Each house is reached by two or three concrete steps.

At the northern end of the block (1119-1121 North Dallas St.) the same builders finished their row a decade later with a pair of houses with a more elaborate cornice and segmentally arched lintels. This cornice consists of a crown molding supported by three long scroll-sawn brackets decorated with grooves, connected by a lower molding strip, and ending with a trefoil pattern. The frieze area, which also ventilates the roof, is decorated by circular patterns, with a cross in their center, separated one from the other by a vertical design—all carried out with a jig saw. A band of quarter-rounds frames the frieze area at its lower edge.

### 3. Significance

Period	Area of significance	check one & justify			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	X community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture	
<input type="checkbox"/> 1600-1699	X architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	X social/	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	humanitarian	
X 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration	<input type="checkbox"/> philosophy	<input type="checkbox"/> theatre	
<input type="checkbox"/> 1900	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation	
		<input type="checkbox"/> invention		<input type="checkbox"/> other: specify	

**Specific dates** 1870

**Builder/Architect** John J. Forester and L. Morris

Prepare both a summary paragraph of significance and a general statement of history and support.

This group of houses is significant as representing the first type of Italianate style alley house built in Baltimore, with its simple bracketed cornice and plain frieze. The houses were built by John J. Forester (a carpenter and builder) and Levin Morris (a real estate broker), according to a pattern that was quite common to the city's new neighborhoods of the 1870s and 1880s. Recognizing that workers held different levels of jobs (and pay), builders created a hierarchy of house sizes (and prices) in the new neighborhoods being built north of the city, often centered on parks and squares (in this case Madison Square). Builders acquired anywhere from an eighth to a half of a city block and built 14' to 15'-wide three-story houses on the main streets, and smaller, 11' to 13'-wide two-story houses on the narrower streets bisecting the blocks. In this particular case, Forester and Morris built 15'-wide three-story houses on Biddle Street, east of Dallas, which sold for \$1880 in 1872 (with a \$45 ground rent) and 14'-wide houses on the lower half of the west side of Bond St., which sold for \$1450 (with a \$42 ground rent). Three buyers of Bond St. houses followed the occupation of stonecutter, carpenter, and foreman. The 11'-foot wide houses on Dallas St. cost only \$700 (with a \$22 ground rent), selling to buyers like William Carback, a laborer, and William McClure, a bricklayer.

In a land development pattern not uncommon in the period Forester and Morris received fee simple title to the Dallas St. lots from the land owner in exchange for building more substantial houses on the main streets—in this case Biddle and Bond—and thus creating profitable ground rents for the land owners. They then not only sold the houses on Dallas, but also the ground rents, the main source of profit in any building enterprise in Baltimore.

## 9. Major Bibliographic References

Mary Ellen Hayward and Charles Belfoure, *The Baltimore Rowhouse*  
(New York: Princeton Architectural Press, 1999)

## 10. Geographic Data

Acreage of nominated property

Quadrangle name

Verbal boundary description and justification

## 11. Form Prepared by

name / title Dr. Mary Ellen Hayward

Organization The Alley House Project

street & number 1306 Carrollton Ave.

city, town Baltimore

date June 2000

telephone

state & zip code Maryland 21204

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of property rights.

Return to:  
DHCP/DHCD  
Maryland Historical Trust  
100 Community Place  
Crownsville MD 21032-2023

B-4655

1165-1171 N. Dallas St.  
BALTO, MD

ST.

1160

N. CENTRAL

N. EDEN

MADISON  
SQUARE  
1190

1906 City Atlas

HOPKINS  
CONVENT

N. SPRING

N. CAROLINE

ST.

ST.

ST.

N. BOND

N

GAY

CEMETERY

HALESLEY PL.

NORTH

1906 City Atlas



B-4655  
1105-1121 N. Dallas Street  
Block 1177, Lots 045-053  
Baltimore City  
Baltimore East Quad.





1105-1117 Dallas

B-4655

1105-1117 W. Dallas St.

BALTO, MD

N. Nield

10/96

7113 SHPO

11/13

1/3

4D

L200115 0211





B-4655

1117 W. Dallas St.

Balto. MD

W. Field

10/96

2/3

19015 OCT 1 1901



PRIVATE  
PROPERTY

NO TRESPASSING  
ON LOT 121  
OF 121 TO 121  
121

121

1119-1121 Dallas

B-4655

1119-1121 N. Dallas St.

BALTO. MD

W. Nield

10/96

3/3

180155011 0001 10